

DIVERSIFIED FARM GROUND | 4 PARCELS | DISTRICT WATER

5820 YOSEMITE BLVD, MODESTO, CA 95357

OFFERED AT: \$2,749,925



82+/- ACRES | ALMOND ORCHARDS | PEACHES | OPEN LAND

MID WATER | AG WELL | 4 PARCELS

Prime valley farmland offered in four parcels totaling 82 acres. The property features multiple rural homesite locations, depreciable assets for tax benefits, and increased farm development opportunities. This property is serviced with irrigation water from the historically strong Modesto Irrigation District. Current property is developed in a combination of younger and older almond and peach orchards as well as unplanted acreage. The majority of the orchard acreage is available for possible redevelopment and tax deferment opportunities.

- 82+/- acres
- Modesto Irrigation District Water
- Separate Parcels
- Room for multiple rural homesites
- Almonds | Peaches | Open Land
- Prime Farm Ground

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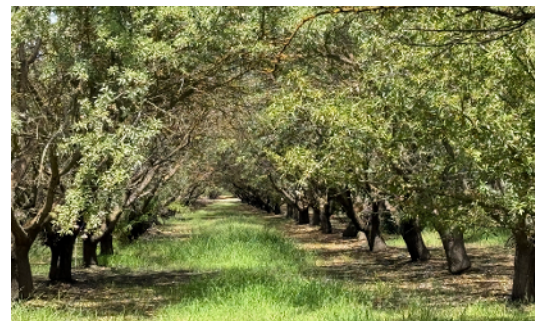




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